



**alpine-property**

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

## Appt. Le Bertrand

**Saint Jean d'Aulps, St Jean d'Aulps & Vallée, Portes Du Soleil**

**120 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

**Tel:** +33 6 71 14 68 08

**Email:** [ailsa@alpine-property.com](mailto:ailsa@alpine-property.com)

# Key Features

<b>Price</b>	120 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	17/03/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bathrooms</b>	1
<b>Floor area</b>	19.4 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2.2 km
<b>Nearest shops</b>	650 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	8
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (486)
<b>CO2 emissions</b>	C (15)
<b>Agency fees</b>	Paid by the seller

## Property Description

We are delighted to present Appt le Bertrand for sale. This is a beautifully refurbished studio-style apartment, with high-quality fixtures and fittings and superb attention to detail. The renovation has been carried out with style and flair, and will certainly bring a smile to any prospective buyer's face. With an enviable location within easy walking distance to the village centre, and super views from the courtyard garden, there is a lot to like!

The apartment is a neat 23m<sup>2</sup>, but the space has been absolutely optimised, and offers a fully fitted and equipped kitchen with central island, allowing both food preparation and entertaining space. The lounge area is cosy and calming, with a sofa and additional windowsill bench seat for relaxation. The sleeping quarters comprise a large double bed with underbed storage and two wardrobes, as well as an ingenious pivoting TV design, allowing you to watch TV from the comfort of the sofa or when tucked up in bed!

The bathroom is spacious and stylish, with a large, fully tiled walk-in shower, a WC and a sink unit, a heated towel rail, and good storage. Laundry facilities are cleverly hidden in a built-in cupboard at the entrance to the bathroom.

The apartment is situated on the garden level of this small and characterful residence. The property is fully double glazed, and has been rewired, including new underfloor heating. With dual aspect windows, the apartment is also bright and sunny. Outside, there is communal space for you to enjoy, with a seating area overlooking the wonderful views across the village. It's the perfect spot for a morning coffee or evening drinks with friends. The apartment is also sold with an external storage locker, with space for skis or a bike.

The apartment is a short 5 minute walk to the village centre, where you can buy your morning baguette, enjoy a leisurely lunch, or make the most of the après-ski in the village's shops, bars and restaurants. The ski bus stops right outside the apartment building, to whisk you straight up to the slopes in St Jean d'Aulps, or connect with the bus to Morzine for the wider Portes du Soleil.

Please don't hesitate to contact us if you would like to arrange a viewing of this lovely sunny and spacious apartment!

The property is covered by the copropriété rules.











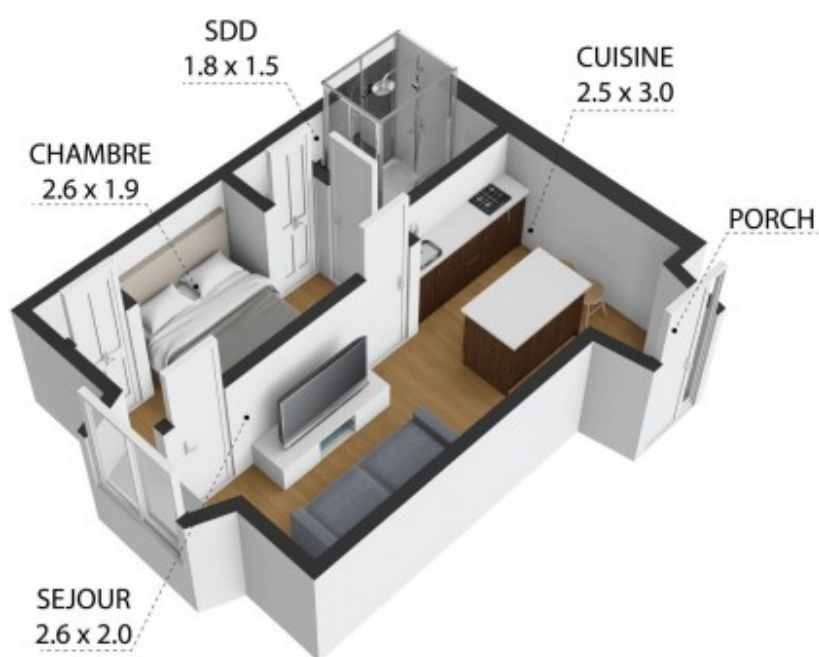












Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information purposes only.